	Total Card /	Total Parcel
APPRAISED:	264,000 /	264,000
USE VALUE:	264,000 /	264,000
ASSESSED:	264,000 /	264,000
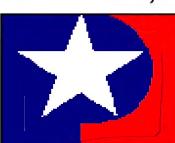
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP
Unit #: L12

Owner 1:	BAI DONGFANG	
Owner 2:	FEI XINGYUAN	
Owner 3:		
Street 1:	12 COLONIAL VILLAGE DR	
Street 2:	APT 12	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	MCCLOSKEY MARSHALL L -
Owner 2:	-
Street 1:	51 HILL RD APT 701
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 663 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	264,000			264,000
Total Card	0.000	264,000			264,000
Total Parcel	0.000	264,000			264,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 398.19   /Parcel: 398.1

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0012-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	256,500	0	.		256,500	256,500	Year End Roll	12/18/2019
2019	102	FV	233,900	0	.		233,900	233,900	Year End Roll	1/3/2019
2018	102	FV	193,100	0	.		193,100	193,100	Year End Roll	12/20/2017
2017	102	FV	179,600	0	.		179,600	179,600	Year End Roll	1/3/2017
2016	102	FV	176,000	0	.		176,000	176,000	Year End	1/4/2016
2015	102	FV	154,700	0	.		154,700	154,700	Year End Roll	12/11/2014
2014	102	FV	124,700	0	.		124,700	124,700	Year End Roll	12/16/2013
2013	102	FV	124,700	0	.		124,700	124,700		12/13/2012

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 5466

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCLOSKEY MARSH	70000-496		9/28/2017		272,800	No	No		
MATSON ROBERT F	48995-497		2/15/2007		168,000	No	No		
	16675-218		12/1/1985		86,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Legal Description

User Acct	128329
GIS Ref	
GIS Ref	

Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date: 10/25/17

!5466!

PRINT

Date	Time
12/10/20	20:21:23

LAST REV

Date	Time
10/25/18	10:31:21
mmcmakin	

USER DEFINED

Prior Id # 1:	128329
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
2/15/2018	SQ Returned	MM	Mary M
10/25/2017	Measured	DGM	D Mann
12/5/2008	MLS	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA   ___/____/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	3RD - 3RD FLOOR

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1962 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall:	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	F - Front
Total Units:	
Floor:	3 - 3rd Floor
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	AV - Average	30. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.40497732
Const Adj.:	1.16654992
Adj $ / SQ:	524.472
Other Features:	32732
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	380457
Depreciation:	116420
Depreciated Total:	264037

COMMENTS

Building Number 12.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1		HB 0					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	524.47
Special Features:	0	Val/Su Net:	398.19
Final Total:	264000	Val/Su SzAd	398.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	663	524.470	347,725
	Net Sketched Area: 663		Total:	347,725
Size Ad	663	Gross Are	663 FinArea	663

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:

PARCEL ID

061.A-0012-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:	Total Special Featues:	Total: